

**MINUTES  
SPECIAL CITY COUNCIL MEETING  
MONDAY, APRIL 30, 2018**

**CALL TO ORDER** Mayor Shoals called the meeting to order at 4:30 p.m. at the Ramona Garden Park Center, 993 Ramona Avenue, Grover Beach, California.

**ROLL CALL**

City Council: Council Members Barbara Nicolls, Debbie Peterson, Mariam Shah, Mayor Pro Tem Jeff Lee, and Mayor John Shoals were present.

City Staff: City Manager Matthew Bronson, City Attorney David Hale, City Clerk Donna McMahon, Community Development Director Bruce Buckingham, Public Works Director/City Engineer Greg Ray, and Senior Planner Rafael Castillo were also present.

**PUBLIC COMMUNICATIONS**

The Mayor opened the floor to any member of the public for comment on any item listed on the agenda. No public comments were received at this time.

**BUSINESS**

**1. Development Application 18-06 – Pre-Application Development Review of Proposed Hotels, Restaurant and Residential Subdivision at 1598 El Camino Real (Applicant: Ram Krupa Real Estate, LLC).**

Mayor Shoals read the title to the foregoing item and deferred to staff for a report. Referencing a PowerPoint presentation, Senior Planner Castillo presented the staff report regarding the Council's continued pre-application review of the conceptual design for a project consisting of two hotels, a restaurant site, single-family residential lots, and the preservation of an open space area. He then displayed a revised site plan provided by the applicant in response to comments received at the City Council meeting on April 16, 2018.

Mayor Shoals invited comments from the public on this item.

The following representatives of the applicant spoke on proposed project modifications and responded to questions from the Council:

- Dave Watson, planning consultant, described revised plan to address comments regarding parking, tree removals, and the use of single family homes as a buffer; and
- Steve Puglisi, architect, described proposed tree plantings and preservation of Oak trees.
  
- Eugene Ghiglia, Laguna Court resident, Grover Beach, homeowners' association president, expressed appreciation for the proposed design modifications, but noted concerns with preserving Oak trees, setbacks and backyard separations for single family homes, and the use of single family homes as a buffer. He also requested increasing the width of the proposed buffer area and expanding the "tree buffer area".

The following persons spoke in opposition to the proposed project, and objected to the removal of Oak trees, noise impacts to surrounding properties, and the property being developed for commercial/hotel use:

- Marne Truevision, Laguna Court resident, Grover Beach, also requested reducing the number of proposed single family homes;
- Tom Girard, Carillon Court resident, Grover Beach, also expressed concerns with pedestrian access and the slope of the project site;
- Fred Pope, San Diego Loop resident, Grover Beach, also expressed concerns with road conditions on El Camino Real due to preliminary work by a different hotel developer; and
- Sharon Tanner, Tanner Road resident, Grover Beach, also expressed concerns regarding access to the project site, insufficient public notification, and objected to the use of single family homes as a buffer.

No further public comments were received at this time.

Upon request, City Manager Bronson described the status of a separate hotel project on El Camino Real by the development firm Urban Commons.

Council discussion ensued regarding the applicant's project, proposed modifications, and addressing the concerns raised by impacted property owners.

**Action:** Upon consensus of the City Council, the following comments were provided to staff and the project applicant on key issues related to the project:

- agreed with the use of single-family residential units as a buffer located adjacent to the "Tanner property";
- preferred the installation of a wider 35-foot buffer adjacent to properties on Laguna Court and no additional buffer area adjacent to the "Tanner property"; and
- agreed with including emergency access between the project site and the nearby existing Holiday Inn hotel property.
- *For the applicant:* proceed with refining the application for review by the Planning Commission with environmental reviews and preparation of design guidelines; and
- *For City staff:* schedule a future update to the Council on the status of this project.

**Recess:** Upon consensus of the City Council, the meeting recessed at 6:15 p.m.

**Reconvene:** At 6:44 p.m., the meeting reconvened with all members present.

## **BUSINESS (Continued)**

### **2. Potential Amendments to the Grover Beach Sign Ordinance (Development Code Section 3.60).**

Mayor Shoals read the title to the foregoing item and deferred to staff for a report. Referencing a PowerPoint presentation, Senior Planner Castillo presented the staff report regarding potential amendments to the City's sign regulations. Staff responded to questions from the Council.

Discussion ensued regarding sign regulations, sign types, neighborhood compatibility and aesthetics, conducting outreach efforts and soliciting input from businesses prior to implementing any changes to the sign regulations.

**Action:** Upon consensus of the City Council, the following comments were provided on potential amendments to the City's sign regulations:

- *prefer not allowing:* feather signs; snipe signs; inflatable signs; A-frame signs in the public right-of-way; signs posted in the public-right-of-way; signs posted on utility poles; banner signs that should instead be replaced with permanent signs; signs that exceed the building height (except for businesses located along the freeway road frontage or with signs oriented towards the freeway); signs posted on rooftops; signs on vehicles; video signs; reader boards or LED signs (but allowing signs that have been in place for significant periods of time and may have historical/community value, such as the sign for Nan's Pre-owned Books at the corner of West Grand Avenue and South 13<sup>th</sup> Street); and signs posted off-site from the business location.
- *open to allowing:* a limited number of A-frame signs posted during business hours only with the sign located out of the public right-of-way and not permanently affixed to an outside location, as long as the sign didn't impede access to the business or pedestrian path; temporary signs for "events", such as a new business opening; monument signs on West Grand Avenue between 13<sup>th</sup> Street to the beach; pylon signs or monument signs on West Grand Avenue from 13<sup>th</sup> Street to Oak Park Boulevard; and window signs with up to 50% coverage of the window opening, but not covering the entire window.
- *permitting process* - streamline/expedite the process and conduct business outreach.

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City Manager Bronson confirmed that staff would be meeting with the Chamber of Commerce and soliciting input from the business community. He noted that potential sign ordinance amendments would be scheduled for further Council input and direction prior to scheduling the matter for review by the Planning Commission.

**CLOSED SESSION**

At 7:50 p.m., the Council met in Closed Session regarding the following item:

1. **Public Employee Performance Evaluation**  
Pursuant to Government Code Section 54957  
Employee (Position Title): City Attorney

Closed Session Announcements: At 8:50 p.m., the Mayor reconvened the meeting in open session with all Council Members present and announced there were no reportable actions taken during Closed Session.

**ADJOURNMENT**

There being no further business to come before the City Council, Mayor Shoals adjourned the meeting at 8:50 p.m.

/s/ JOHN P. SHOALS, MAYOR

Attest:

/s/ DONNA L. McMahon, CITY CLERK  
(Approved at Special CC Mtg 9/17/2018)